



Presentation on Affordable Housing Impact Fee
Citizens Revenue Review and Economic
Competiveness Commission
April 22, 2010



CELEBRATING

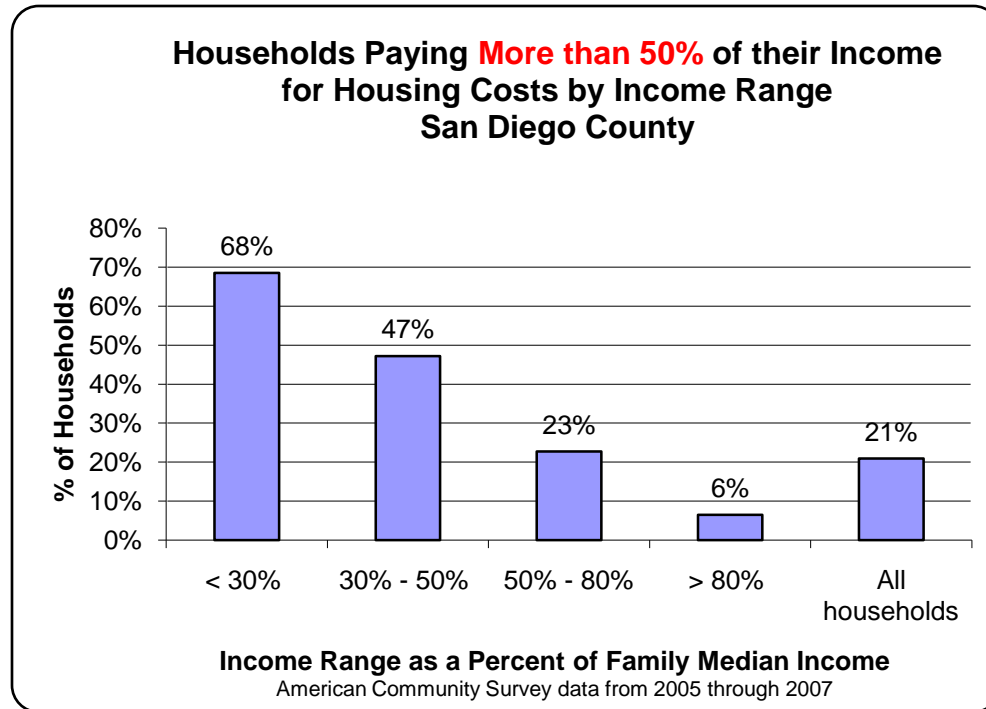


**SAN DIEGO
HOUSING
FEDERATION**

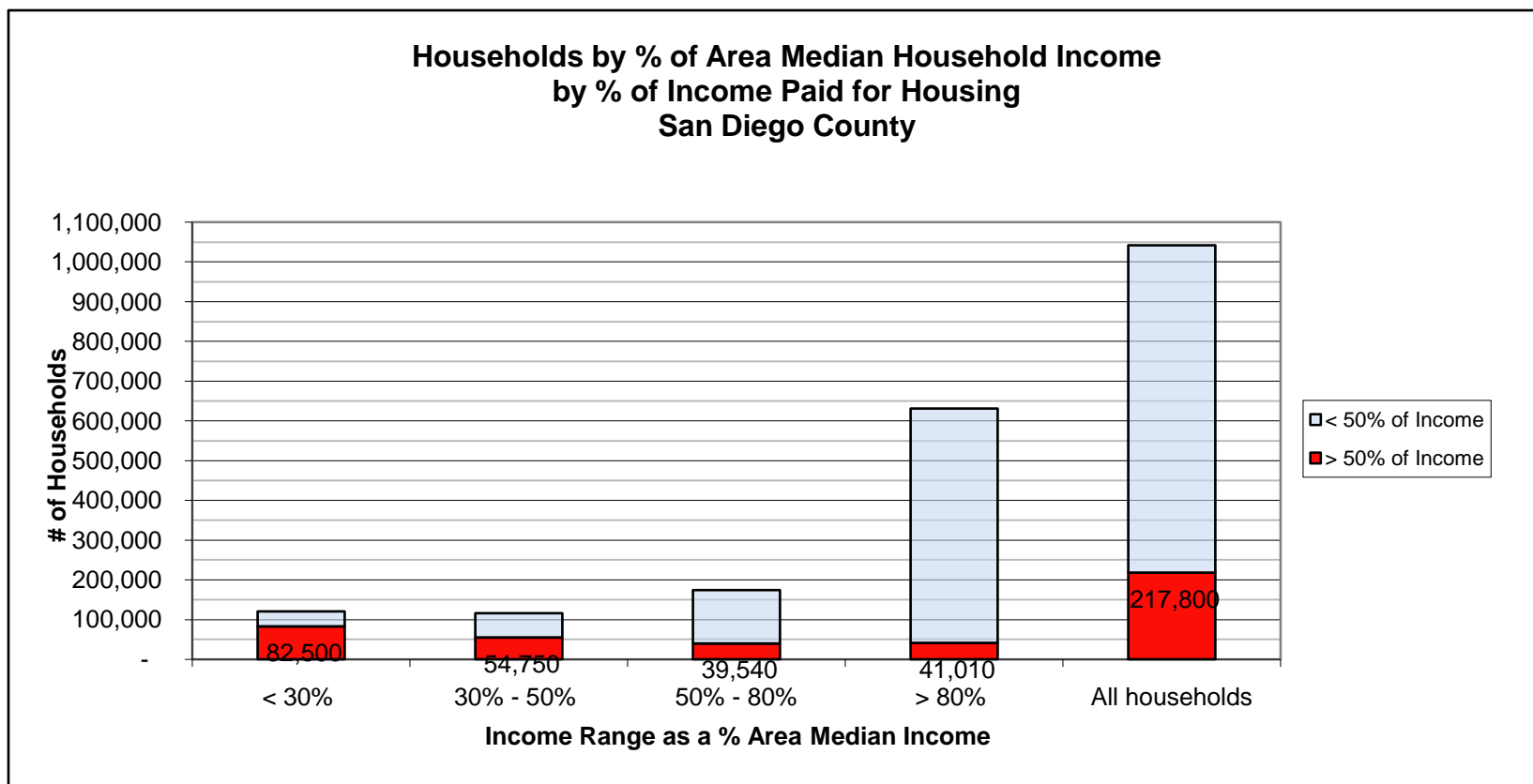
20 YEARS



The Context



The Context





The Context

2008 **46%** of ALL Households Paid More Than 30% of their
Income on Housing Costs



The Context

1989 40% Paid more than 30% of Income on Housing Costs

San Diego Least Affordable City in the United States



CREATING AFFORDABLE HOUSING FOR SAN DIEGANS

Final Report And Recommendations

Prepared By

The San Diego Housing Trust Fund Task Force

Appointed by the San Diego Housing Commission

Patrick Kruer, Chairman

September, 1989



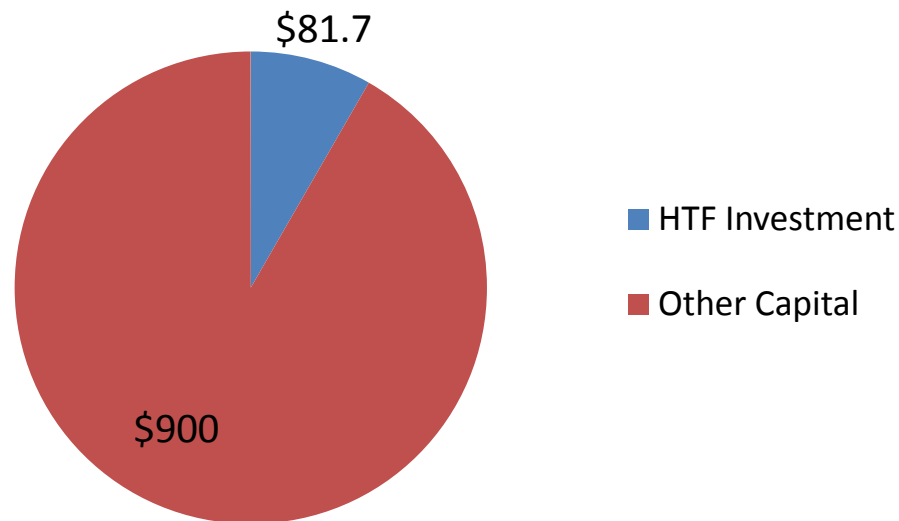
THE SAN DIEGO HOUSING TRUST FUND TASK FORCE

CHAIRMAN	Patrick Kruer	Patrick Development
MEMBERS	Rinus Baak	P & D Technologies, Inc.
	Barbara Barsky	San Diego Apartment Association
	Art Deutsch	Gray Panthers
	Paul Devermann	Economic Development Corp. of S.D.
	Steve Doyle	Pardee Construction Company
	Joe Francis	Central Labor Council, AFL-CIO
	Jose de la Garza	Dai-Ichi Kangyo Bank of CA.
	Sue Haskin	League of Women Voters
	Rich Juarez	Rich Juarez and Associates
	Laurie McKinley	McKinley Group
	Sammy Moon	United Way of San Diego County
	Curtis Moring, Sr.	Curtis Moring Insurance Agency
	Jean Porter	Neighborhood House Association
	Joe Ramsey	Interfaith Housing Foundation
	Bernie Rhinerson	Home Capital Development Group
	Richard Steiner	Legal Aid Society of San Diego



The Results

**Total Affordable Investment Since 1990
with Funds from Housing Trust Fund
\$ millions**





The Results

Construction Period Jobs	10,000 +
--------------------------	----------

Permanent Jobs	2,500+
----------------	--------



The Results

Rental Units - New	5,600
Rental Units - Rehab	2,000+
Homeowners	1,200
Transitional Shelter Beds /yr.	550



The Results

A Thriving Sector Affordable Housing Developers

1989 San Diego Interfaith Housing Foundation

2010 Affirmed Housing Group
 Barone Galasso
 Chicano Federation
 City Heights CDC
 Community HousingWorks
 Father Joe's Villages
 MAAC Project
 Townspeople
 San Diego Community Housing Corporation
 Viet Nam Veterans of San Diego
 Wakeland Housing and Development
 and more



The Results

Over 10,000 Low Income Households Served

Housing Costs Limited to 30% of Income – More disposable income to spend on taxable goods and save to move into market rate housing.

Children Live in Safe and Stable Housing – Do Better in School

Resident Services Located on Site Including:

- After School Homework Clubs

- Computer Labs and Training for children & adults

- Financial Literacy Training

- Job Counseling

- and more.



Effect on Job Creation

Fee is De Minimis

Set by Council at 10% of Cost to Meet Housing Need

Fees are less than 1% of Development Costs



Effect on Job Creation

The lack of affordable homes for the workforce
is a much greater impediment to Job Creation
than the fee.



Questions That Need to Be Answered

1. Will increasing the fee at this time affect job creation?
2. If so, what economic measure should be used to determine when it would be appropriate to increase the fee?
3. Should the fee be indexed to reduce uncertainty for developers?



Questions?